

---

# Queens Business Park SE 36 Industrial Area Structure Plan

*SE ¼ Sec. 36-38-28-W4M*

*Submitted to*



*Prepared for*

*Legacy Inc. and MGM Ventures Ltd.*

*by*



*in association with*



**Bylaw No. 3496 / 2013**

**(Adopted April 15, 2013)**

**Amended No. 3496/A-2019**

**(Amended May 27, 2019)**



**Queens Business Park SE 36  
Industrial Area Structure Plan**

***SE ¼ Sec. 36-38-28-W4M***

*Submitted to*



*Prepared for*

*Legacy Inc. and MGM Ventures Ltd.*

*by*



#605 Empire Building, 10080 – Jasper Avenue  
Edmonton, Alberta T5J 1V9  
Phone: (780) 423-6824 Fax: (855) 611-8701  
Email: [armin@parioplan.com](mailto:armin@parioplan.com)  
Web: [www.parioplan.com](http://www.parioplan.com)

*in association with*



**Bylaw No. 3496 / 2013**

**(Adopted April 15, 2013)**

**Amendment No. 3496/A-2019**

**(Amended May 27, 2019)**

# TABLE OF CONTENTS

---

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1	Area Location .....	1
1.2	Planning Framework.....	1
<b>2.0</b>	<b>EXISTING SITE CHARACTERISTICS</b> .....	<b>3</b>
2.1	Natural Features .....	3
2.2	Resource Extraction .....	3
<b>3.0</b>	<b>DEVELOPMENT CONCEPT</b> .....	<b>5</b>
3.1	Land Use .....	5
3.1.1	<i>Industrial</i> .....	5
3.1.2	<i>Development Concept District Rezoning</i> .....	5
3.2	Vehicle and Pedestrian Circulation .....	5
3.2.1	<i>Trail System</i> .....	6
3.2.2	<i>Transit</i> .....	6
3.2.3	<i>Roadways</i> .....	6
3.3	Public Open Space .....	7
3.3.1	<i>Public Utility Lots</i> .....	7
3.3.2	<i>Municipal Reserve Dedication</i> .....	7
3.3.3	<i>Major Entry Area Landscaping Requirements</i> .....	7
3.4	Emergency Services.....	8
3.5	Land Use Statistics .....	8
<b>4.0</b>	<b>MUNICIPAL UTILITY SERVICES</b> .....	<b>9</b>
4.1	Sanitary Sewer .....	9
4.2	Water Distribution .....	9
4.3	Storm Water Drainage .....	10
4.4	Power Distribution.....	10
4.5	Natural Gas .....	10
4.6	Telecommunications.....	10
<b>5.0</b>	<b>PLAN IMPLEMENTATION</b> .....	<b>11</b>
5.1	Development Phasing.....	11
5.2	Amendments to This Plan.....	11
5.3	Land Use Bylaw .....	11
5.4	Plan Review.....	12

---

List of Tables

---

Table 1: Land Use Statistics ..... 8

---

List of Figures

---

After Page 11

- Figure 1: Plan Location
- Figure 2: Existing Features
- Figure 3: Development Concept
- Figure 4: Sanitary Servicing
- Figure 5: Water Servicing
- Figure 6: Storm Drainage
- Figure 7: Development Phasing
- Figure 8: Typical Roadway Cross Sections

---

Appendix

---

Appendix A: Reclamation Certificates

## 1.0 INTRODUCTION

---

### 1.1 Area Location

As illustrated on *Figure 1* the plan area is comprised of one (1) quarter section of land, totaling +/- 65.0 hectares (160.6 acres). The plan area is divided into four (4) parcels legally described as; SE ¼ Sec. 36-38-28-W4M; Plan 012 2816, Block 1, Lot 4; Plan 932 3029, Block 1, Lot 2; and Plan 932 3029, Block 1, Lot 3. The temporary Service Road is covered under an access right-of-way Plan (City of Red Deer) for the north portion and the south portion is covered by way of a caveat to Alberta Transportation. The plan area is located immediately west of the Queen Elizabeth II Highway and approximately 0.8 kilometres south of Highway 11A. The subject lands are presently owned by Legacy Inc. and MGM Ventures Ltd., both of Red Deer, Alberta. The subject lands were annexed by the City of Red Deer in November of 2007.

### 1.2 Planning Framework

The *Queens Business Park SE 36 Industrial Area Structure Plan (IASP)* has been written in accordance with Section 633 of the *Municipal Government Act*. This section describes an area structure plan as providing a framework for subsequent subdivision and development of an area of land. The *Municipal Government Act* stipulates that an ASP must describe the sequence of development, land uses and location of transportation routes and utilities proposed for the area.

The *Queens Business Park SE 36 IASP* implements the scope and intent of the City of Red Deer's *West QE2 Major Area Structure Plan, Industrial Planning Guidelines & Standards*, and the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)*.

The *West QE2 Major Area Structure Plan* indicates that the IASP area should be a primarily industrial area, with a portion of the plan area designated as a Direct Control District and some public utilities. The *Queens Business Park SE 36 IASP* proposes land uses for the plan area that generally conform to those included in the *West QE2 Major Area Structure Plan*.

The City of Red Deer's *Industrial Planning Guidelines & Standards* provides guidelines and standards based on Smart Growth principles for the planning and design of industrial areas including the natural environment, land use, roadways, servicing, heritage, and safety. The document provides the requirements for industrial ASPs and the subdivision approval process. The *Queens Business Park SE 36 IASP* conforms to the standards outlined in the *Industrial Planning Guidelines & Standards*. As required by the *Industrial Planning Guidelines & Standards*, a Phase I Environmental Site Assessment has been completed. The development concept for the *Queens Business Park SE 36 IASP* takes into consideration the

recommendations of the Ecological Profile<sup>1</sup>, completed by The City of Red Deer. The Plan has been prepared in advance of the application for subdivision, as required by the *Industrial Planning Guidelines & Standards*. A development concept for the plan area is included which identifies the size, type, and location of land uses and a vehicular and pedestrian circulation system. The *Queens Business Park SE 36 IASP* also includes an aerial photo identifying all natural, cultural and heritage resources within the plan area. A conceptual servicing design and development phasing is also included.

---

<sup>1</sup> Prepared by the City for the developer, the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)* provides for a detailed overview of natural environmental features within the plan area along with recommendations for their preservation. As a requirement outlined in the *Industrial Planning Guidelines & Standards*, the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)* was considered in the development of this IASP.

## 2.0 EXISTING SITE CHARACTERISTICS

---

### 2.1 Natural Features

The topography of the plan area consists of generally flat land, with a rise in elevation of approximately 14 metres towards the west boundary of the plan area. Most of the undeveloped land within the plan area has been used primarily for agricultural purposes. Please refer to *Figure 2* on the following page.

*Appendix 1* of the *West QE2 MASP* is based on the City's *Ecospace (Natural Habitat) Management Plan*, which is updated regularly, to preserve and enhance Red Deer's natural environment through careful community planning, as well as the more detailed *Regional Ecological Profile – Proposed Industrial Lands & Associated Natural Areas (2005/2007)*. *Appendix 1* of the MASP identifies existing water courses, wetlands and a variety of natural areas, including treed areas or other vegetation growth and escarpments existing within the MASP area.

*Figure 4* of the MASP indicates natural features to be preserved. *Figure 4* of the MASP indicates that within the *Queens Business Park SE 36 IASP*, there are no natural features identified for preservation.

### 2.2 Resource Extraction

The IASP area does not contain any licensed operable gas or oil wells and / or pipelines, and there are no current resource extraction activities in the plan area. The plan area does, however, contain an abandoned crude oil well and pipeline right of way.

With regard to setbacks from the well and pipeline right of way, the Energy Resources Conservation Board (ERCB) endorses the recommendations of the draft document "*Advisory Land Use Planning Notes - Abandoned Oil and Gas Wells*". This document recommends that permanent structures be setback at least 5 metres from abandoned wells, and underground utilities be set back at least 3 metres. It also advises to maintain a working space of at least 10 metres by 15 metres around the well, along with an access route not less than 8 metres wide. These areas are necessary in the unlikely event a well service rig is required. Also noted are implications for abandoned wells where site development such as grading, roadways, and underground utilities is planned. The minimum recommended setback distance from all ERCB licensed pipelines, including abandoned pipelines, is the edge of the pipeline right of way. The "*Advisory Land Use Planning Notes - Abandoned Oil and Gas Wells*" is available from Information Services at the ERCB.

On the abandonment of the oil well and abandonment or removal of the pipeline, it is assumed that Talisman Energy will be responsible for any remediation and reclamation related to the abandoned well. Regulatory approval must be obtained by the licensee before the pipeline or any segments of the pipeline can be removed. A reclamation certificate has been obtained



from Alberta Environmental and Sustainable Resources Development for the approval to remove the caveat from the title. This is included in *Appendix A: Reclamation Certificates*.

In addition, a Phase 1 Environmental Site Assessment, prepared by Parkland Geotechnical Consulting Ltd. and dated February 2006, indicated that hydrocarbon odours were encountered along the division line between the SW and SE ¼ Sec. 36-38-28-W4M. The general area of potential contamination is illustrated on *Figure 2*. This issue was noted during a recent Geotechnical drilling investigation on the property. Lab results of the two grab samples taken during the geotechnical investigation yielded undetectable levels of hydrocarbon contamination when compared to Alberta Environment Upstream Guidelines.

Further investigation by the Developer is required to confirm that there is no hydrocarbon contamination on the affected properties. A Phase 2 Environmental Site Assessment will be undertaken as part of the Servicing Study. The developer/applicant will contact the licensee for the abandoned well (Talisman) prior to any surface development as required by the ERCB's directive 079.

The Licensee needs to be contacted and involved in the Phase 2 Environmental Site Assessment as per directive 079.

## 3.0 DEVELOPMENT CONCEPT

---

### 3.1 Land Use

All future subdivision and development within the plan area shall conform to the Development Concept illustrated in *Figure 3*.

#### 3.1.1 Industrial

Land uses proposed in the *Queens Business Park SE 36 Industrial Area Structure Plan* are consistent with the land uses in the *West QE2 Major Area Structure Plan*.

The majority of the plan area is identified for I1 Industrial (Business Service) District.

The general purpose of this district is to provide for a limited range of light industrial uses that do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances.

#### 3.1.2 Development Concept District Rezoning

The majority of the parcels of land including an existing farmstead, within the plan area are currently zoned as A1 Future Urban Development District with a small portion of the land in the south east corner currently zoned as DC(24), the Vehicle Recreational Vehicle, and the Machinery Dealerships District along the QE II Highway.

As per Figure 3 Development Concept, the current south east corner would remain DC(24) the Vehicle Recreational Vehicle, and the Machinery Dealerships District and zoning of these lands as DC(24) accommodates the existing uses and intents (vehicle and trailer sales and service), as these uses do not conform to the I1 Industrial (Business Service) District proposed for the remainder of industrial uses in the plan area.

The remainder existing A1 zoning would be rezoned to I1 Industrial (Business Service) District as per Figure 3 Development Concept.

Since the time this Plan was adopted, the direct control district, DC (24), has been replaced with the I1B/AD district which combined the DC (24) and I1 district uses and regulations (Bylaw 3357/N-2019). The intent of this amendment was to reflect the current market demands and expand the number of considered uses in this area while being compatible with the neighbouring I1 district uses.

### 3.2 Vehicle and Pedestrian Circulation

The IASP area is primarily planned for industrial land uses. In order to accommodate specific vehicle and pedestrian traffic flows associated with this type of land use, a planned system of

roadways, transit routes and trails will effectively manage circulation within the plan area and connect to the external arterial / highway system. A traffic impact assessment (TIA) report entitled *West QE2 MASP Update, Traffic Impact Assessment* was completed by Bunt & Associates Engineering (Alberta) Ltd. as part of the City of Red Deer's *West QE2 Major Area Structure Plan*. Specifically relating to the IASP area, the report recommended a four lane arterial roadway at the west side of the IASP area (Burnt Lake Road / 75th Avenue), a two lane urban industrial collector roadway on the east side of the IASP area (north / south) and a two lane urban industrial collector linking the aforementioned collector and arterial roads (east / west). In order to create a fully integrated, efficient and safe circulation system, all planned vehicular and pedestrian circulation routes shall be constructed according to the City of Red Deer's *Engineering Design Guidelines* and *Industrial Area Planning Guidelines & Standards*. Properties within the industrial land use district have access to Highway 11A and the QE II Highway via the undivided arterial road along in the west of the plan area as shown in *Figure 3*.

### **3.2.1 Trail System**

Trails will be provided on the west side of the arterial roadway as per the *West QE2 Major Area Structure Plan*. The trail standards are also as per the *West QE2 Major Area Structure Plan*. Trails shall be 3.0 metres wide and provided adjacent to all arterial roadways.

Monolithic sidewalks 1.5 metres in width shall be provided along one side of all collector roadways.

### **3.2.2 Transit**

The arterial and collector road structure is suitable to accommodate public transit service. In general, the viability of service within the plan area will be subject to need / usage projections and may also depend on partnerships with area businesses. Potential transit stops are identified on *Figure 3*. Transit stops will be located on one side of the Collector roadway, along sidewalks.

### **3.2.3 Roadways**

Roadways identified on *Figure 3* are in accordance with the major road network determined within the *West QE2 Major Area Structure Plan*. Typical roadway cross sections are illustrated in *Figure 8*.

*Figure 3* also shows the proposed local roads. Local roads may not be completely constructed as shown. Construction of the roads will depend on current market trends and needs (large lot development compared with smaller lots). Where a local road is deemed not to be needed it will not be constructed.

However, in the event that a local road, or portion thereof, is developed, it is to be constructed within the road boundaries and access locations shown in this plan. Any variation deemed significant by planning staff, from the identified locations, may

require an IASP amendment. Easements and public utility lots would be required to accommodate municipal services in the event that the complete network of local roads is not constructed.

The land for the undivided arterial road shown in *Figure 3* is to be dedicated as part of the initial phase of construction. Construction of the arterial roadway will be the responsibility of the City of Red Deer. A portion of the 38 metre wide right of way for the arterial roadway will be on the adjacent property to the west. In the event that the adjacent landowner to the west will not sell / dedicate land for the arterial roadway, the roadway will fit in the right of way shown within the IASP area however the trail shown on the west of the arterial roadway may have to be shifted to the east side of the right of way.

It should be noted that DC(24) Vehicle, Recreational Vehicle and Machinery Dealerships District may generate more traffic and parking issues than would be expected of typical light industrial uses. For this reason, parking along those collector roads that serve the *Queens Business Park SE 36* IASP will be restricted as stated in section 4.3.3, "Roadways", in the *West QE2 Major Area Structure Plan*. Parking restrictions would be implemented through the use of appropriate roadway signage.

In 2019 the DC (24) Vehicle, Recreational Vehicle and Machinery Dealerships District was replaced with the I1B/AD district which combined the DC (24) and I1 district uses and regulations (Bylaw 3357/N-2019).

### **3.3 Public Open Space**

#### **3.3.1 Public Utility Lots**

Those areas that are set aside for stormwater retention ponds, overland drainage routes or utility routes are identified as Public Utility Lot (PUL) on *Figure 3*.

#### **3.3.2 Municipal Reserve Dedication**

The IASP is required to provide 10% municipal reserve dedication, either as land dedication or as cash in lieu of land as per *Section 666* the *Municipal Government Act*. The preferred method of municipal reserve dedication within the IASP area is cash-in-lieu.

#### **3.3.3 Major Entry Area Landscaping Requirements**

The eastern portion of the IASP plan area is located within the Land Use Bylaw's Major Entry Area and is therefore subject to higher standards regarding such things as landscaping, architecture, and signage.

### 3.4 Emergency Services

The IASP area will be served by Emergency Services Station No. 5 within the Johnstone Crossing neighbourhood. This station is in close enough proximity to the IASP area to enable a 4 - 5 minute response time. Alternate access from the south off of Highway 11 will enable Station #2 to reach the IASP area in 5 - 8 minutes.

### 3.5 Land Use Statistics

The following table illustrates the land use statistics for development within the *Queens Business Park SE 36* IASP area.

**Table 1: Land Use Statistics**

LAND USE CATEGORY/COMPONENT	Area (ha +/-)	% of GDA
<b>Gross Area</b>	<b>65.0</b>	
Arterial Roadway	2.8	-
Environmental Reserve	-	-
<b>Gross Developable Area</b>	<b>62.2</b>	<b>100.0%</b>
<b>Roadways</b>	<b>4.9</b>	<b>7.9%</b>
Roadways (Collector, Local)	4.9	7.9%
<b>Open Space</b>	<b>2.8</b>	<b>4.5%</b>
Municipal Reserve (10% of developable area, provided as cash in lieu)	0.0	0.0%
Public Utilities	2.8	4.5%
<b>Net Developable Area</b>	<b>54.5</b>	<b>87.6%</b>
Industrial (I1)	37.1	59.6%
I1B/AD – Combination of I1 uses and automobile dealerships	17.4	28.0%

## 4.0 MUNICIPAL UTILITY SERVICES

---

### 4.1 Sanitary Sewer

All sanitary servicing for the development will be required to tie into City of Red Deer sewer services; private servicing will not be permitted. Typical utility locations are illustrated on *Figure 8*.

The sanitary servicing for the development consists of two separate service basins. The north basin drains by gravity mains to the north and in to the City of Red Deer's proposed sanitary system. The south basin drains by gravity mains to the south to a future City of Red Deer system as shown on *Figure 4*.

The timing of the future south system is unknown at this time so a temporary lift station and force main are proposed for Phase 1. The Developer must locate the lift station and force main on private land, and is responsible for connecting the lift station and force main to the north gravity system. The developer is also responsible for removing the lift station once a connection is made to the south basin system. The Developer is responsible for all maintenance and associated costs of the lift station and force main until the connection to the south basin is complete and the lift station and force main become redundant. Lots serviced by the temporary force main will be required to enter into a Deferred Servicing Agreement with the City for future service connection to the gravity main at the lot owner's expense, once the gravity system is available. Lots are to be sold without service stubs. Future purchasers will be required to apply to and pay for service connections to The City of Red Deer.

More detail on the sanitary system will be provided when the Servicing Study is completed. All sanitary sewer facilities will be designed in accordance with the City of Red Deer Design Guidelines. Stubs will be provided for future developments.

### 4.2 Water Distribution

All water services for development will be required to tie into City of Red Deer water services; private servicing will not be permitted.

The water distribution network will consist of distribution mains connecting to proposed trunks originating at the new water reservoir and booster station in the NE quarter of Section 36-38-28-W4 (see *Figure 5*). Some of the distribution mains are trunk mains forming part of the overall distribution system for the area. Water main stubs will be provided for future development to the west and south. Lots are to be sold without service stubs. Future purchasers will be required to apply to and pay for service connections to The City of Red Deer. More detail on the water distribution system will be provided when the Servicing Study is completed. All water distribution facilities will be designed in accordance with the City of Red Deer Design Guidelines. Development phasing is in place to ensure appropriate measures are taken to avoid potential stagnate water in the system (e.g. chlorine decay).

### **4.3 Storm Water Drainage**

As part of the City of Red Deer's *West Industrial Area Structure Plan*, a design report was prepared by Westhoff Engineering Resources Ltd. outlining the stormwater management servicing approach for the area. The report recommended that the area be serviced by a dual pipe storm system and a Storm Water Management Facility (SWMF) connecting to the storm "trunk" in the existing subdivision to the north, as shown on *Figure 6*. The dual pipe system involves using a pipe network to direct minor flows to a local storm pond. Major storm runoff is directed to the SWMF via overland routes (at Roadways and Public Utility Lots) and uses "trunk" to discharge the pond. The storm water "trunk" will also be used to service future development areas to the southwest.

The SWMF will be a dry pond, proposed to handle the runoff and control the release rates into the storm "trunk". Initial phases of development will require storm runoff detention through the use of temporary storm ponds. Mechanical oil and grit separator devices, such as stormceptors may be installed to provide water quality improvements. The requirement for oil and grit separators will be lot specific, as approved by the City of Red Deer's Engineering Services Department.

### **4.4 Power Distribution**

The City will service the Southeast quarter of Section 36-38-28-W4 via underground feeders from the north and south. The details of tie-in locations and required easements will be determined at the subdivision approval stage. The owners/developers should contact the Electric Light and Power Department for their electrical servicing needs.

### **4.5 Natural Gas**

ATCO Gas will service this development with the provision of a feeder originating in the NE quarter of Section 25-38-28-W4. The feeder will run along the west side of the north / south collector and will also service the North half of Section 36-38-28-W4. Existing gas lines within the development area are to be abandoned. The details of tie-in locations and required easements will be determined at the subdivision approval stage.

### **4.6 Telecommunications**

High capacity communications infrastructure i.e. fibre optics, shall be encouraged within the plan area in order to maximize communications efficiencies and economic opportunities for plan area businesses. The details of service providers, tie-in locations and required easements will be determined at the subdivision approval stage.

Telus Communications will service this development with the provision of a feeder originating in the NE quarter of Section 25-38-28-W4. A temporary overhead line will run along the east side of the arterial roadway (within an easement) to service the North half of Section 36-38-28-W4 until such time the subject property is developed and a permanent alignment is confirmed.

## 5.0 PLAN IMPLEMENTATION

---

### 5.1 Development Phasing

Development phasing within the Queens Business Park SE 36 IASP will depend on many factors including market conditions, cost and ease of extending roadways and municipal services. Generally speaking it is anticipated development will proceed in 3 phases: 1, 2 and 3, starting in the north and proceeding clockwise as conceptually shown in *Figure 7: Development Phasing*.

### 5.2 Amendments to This Plan

Any amendment to this IASP shall follow the procedure as outlined in *Section 63 and 64* of the *Municipal Government Act* and *Appendix "A"* of the City's *Industrial Area Planning Guidelines & Standards*.

Minor adjustments to the proposed land use boundaries or roadway alignments may be incorporated where required without amendment to the Plan, provided the intent of the IASP is maintained and the City of Red Deer Planning Department is notified.

### 5.3 Land Use Bylaw

Subdivision of land within the plan area is subject to subsequent successful rezoning of the land. The lands in the plan area are currently zoned A1 Future Urban Development District and DC(24) Vehicle, Recreational Vehicle and Machinery Dealerships District.

Lands currently designated DC(24) Direct Control Vehicle, Recreational Vehicle and Machinery Dealerships will not require rezoning. These lands are districted to accommodate the less-intense uses of a commercial-industrial hybrid nature for those lands adjacent to and with exposure to the QE II Highway, specifically automotive dealerships and vehicle sales/service including recreational vehicles, heavy machinery and trucks, cars and automotive vehicles, as well as trailer sales and service. This DC District also accommodates the uses existing at the time of the 2007 annexation. The purpose of this DC District is to provide for developments, which in the opinion of Council, require specific regulations that take into account their visibility from the highway and proximity to adjacent industrial uses.

Since the time this Plan was adopted, the direct control district, DC (24), has been replaced with the I1B/AD district which combined the DC (24) and I1 district uses and regulations (Bylaw 3357/N-2019). The intent of this amendment was to reflect the current market demands and expand the number of considered uses in this area while being compatible with the neighbouring I1 district uses.



## 5.4 Plan Review

The *Queens Business Park SE 36 Industrial Area Structure Plan* should be subject to a comprehensive review and update every five (5) years to allow for consideration of any changing or emerging land use planning and development issues and trends.



**LEGEND**

- AIR PHOTO TAKEN 2010
- CONTOUR INTERVAL = 0.5m
- IASP BOUNDARY
- GENERAL AREA OF POTENTIAL CONTAMINATION (FURTHER INVESTIGATION REQUIRED) ★
- PIPELINE (ABANDONED) ---
- WELL SITE (ABANDONED) ○

*CLIENT*  
LEGACY INC. & MGM VENTURES LTD.

*PROJECT*  
QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 2

*FIGURE TITLE*  
EXISTING FEATURES  
SE 36-38-28-W4

*GENIVAR PROJECT NO* 051-11038-00 *DATE* APRIL 2012





0 250  
SCALE: 1:5,000

**LEGEND**

IASP BOUNDARY

INDUSTRIAL (I1)

I1B/AD - COMBINATION OF I1 USES AND AUTOMOBILE DEALERSHIPS

--- PUBLIC UTILITY LOT

PAVED TRAIL

POTENTIAL CITY TRANSIT STOP

SIDEWALK



CLIENT

LEGACY INC. & MGM VENTURES LTD.

PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 3

FIGURE TITLE

DEVELOPMENT CONCEPT  
SE 36-38-28-W4

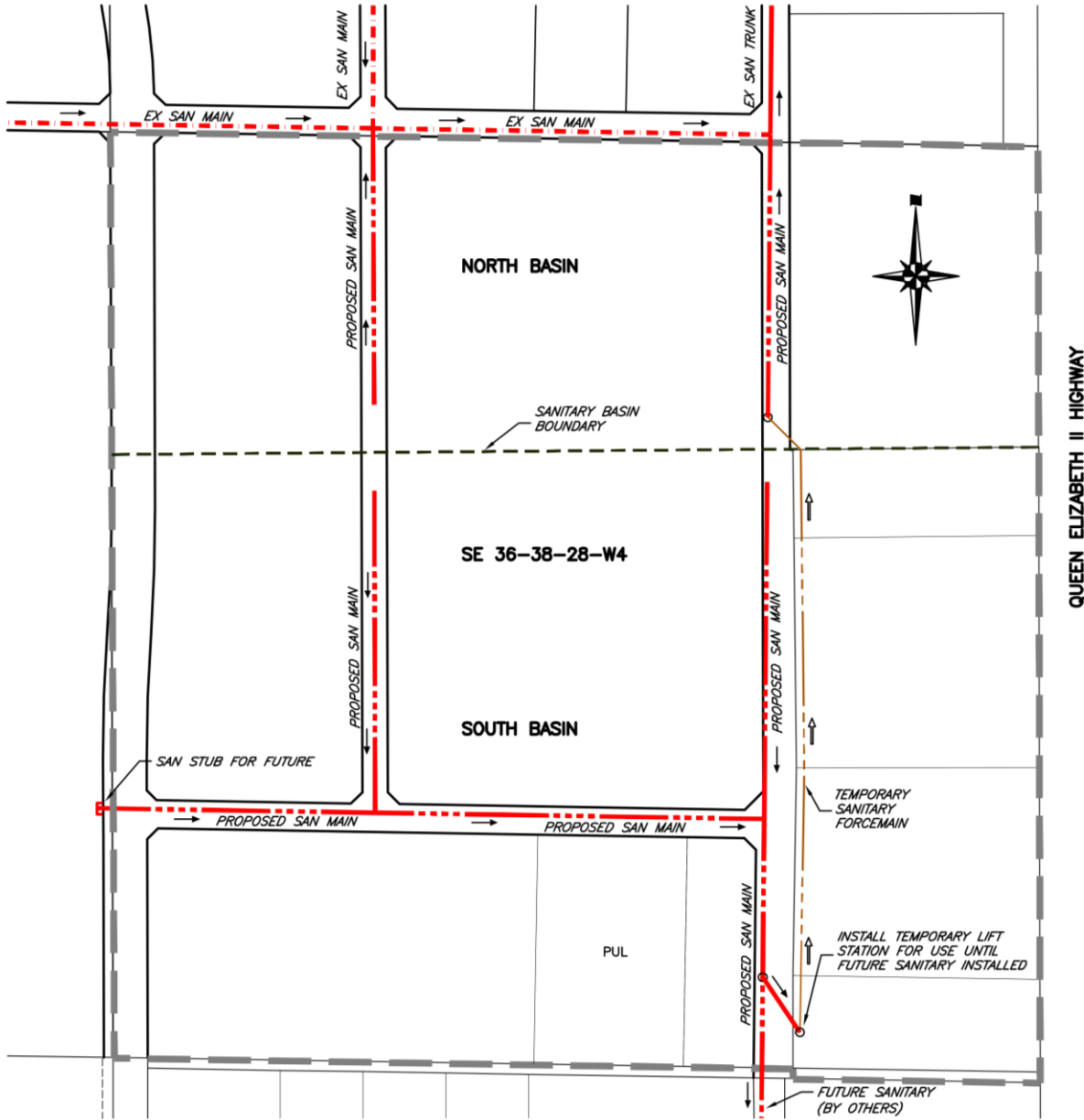
GENIVAR PROJECT NO

051-11038-00

DATE

APRIL 2019





0 250  
SCALE: 1:5000

LEGEND

IASP BOUNDARY	---	MANHOLE	○
PROPOSED SANITARY MAIN	— · · · —	GRAVITY FLOW DIRECTION	→
PROPOSED FORCEMAIN	- - - - -	PRESSURE FLOW DIRECTION	⇨
EXISTING SANITARY MAIN	- · · · -		
EXISTING SANITARY TRUNK	— — — —		

CLIENT

LEGACY INC. & MGM VENTURES LTD.

PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 4

FIGURE TITLE

SANITARY SERVICING  
SE 36-38-28-W4

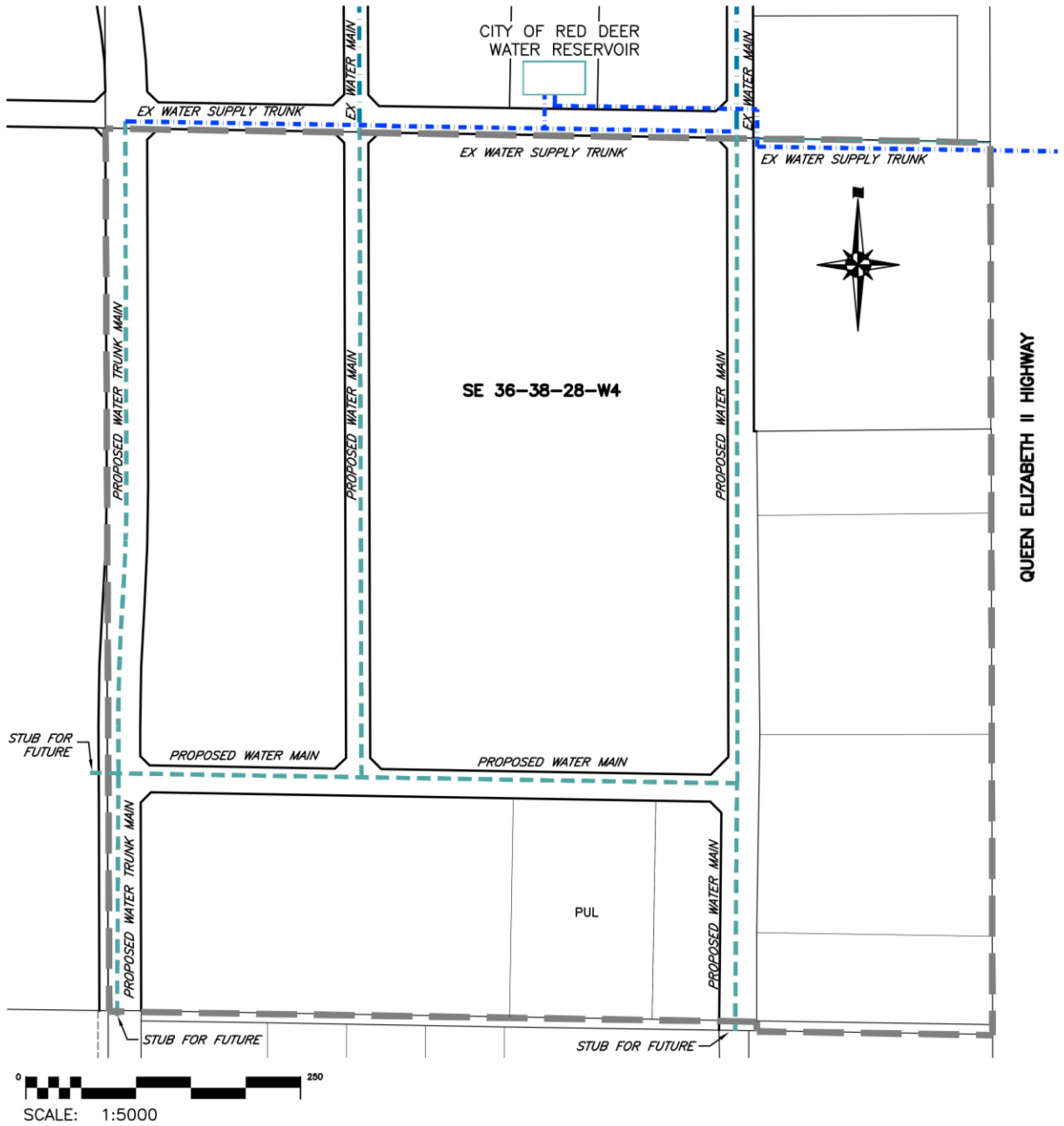
GENVAR PROJECT NO

051-11038-00

DATE

APRIL 2012





**LEGEND**

- IASP BOUNDARY
- PROPOSED WATER DISTRIBUTION MAIN
- EXISTING WATER DISTRIBUTION MAIN
- EXISTING WATER SUPPLY TRUNK

**CLIENT**

LEGACY INC. & MGM VENTURES LTD.

**PROJECT**

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

**FIGURE 5**

**FIGURE TITLE**

WATER SERVICING  
SE 36-38-28-W4

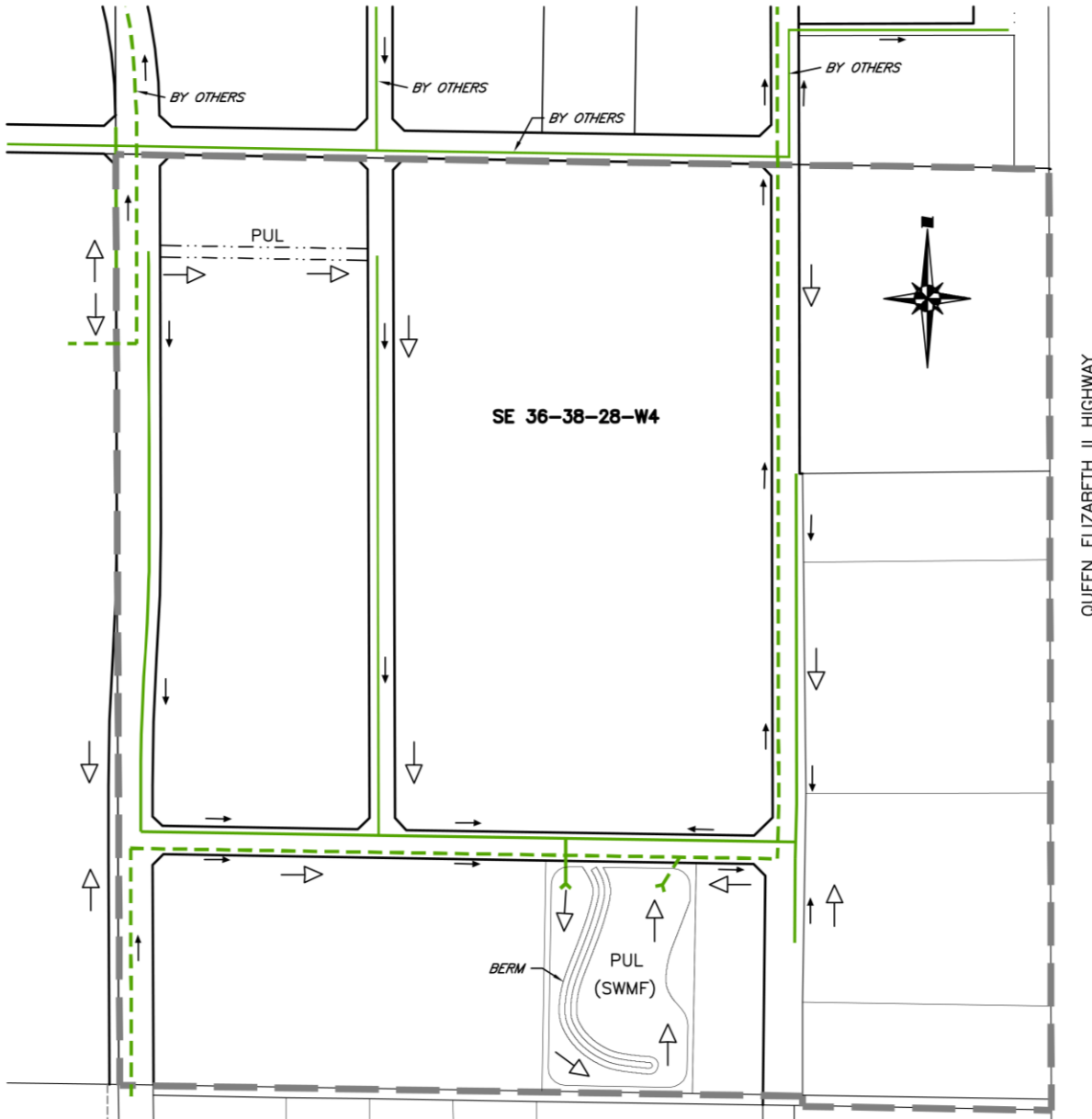
**GENIVAR PROJECT NO**

051-11038-00

**DATE**

APRIL 2012





<b>LEGEND</b>		<b>PROPOSED DRAINAGE PUL LOCATION SUBJECT TO SERVICING STUDY</b>	
PROJECT BOUNDARY			
STORM TRUNK			
PIPE FLOW DIRECTION			
		<b>STORM MAIN</b>	
		<b>OVERLAND DRAINAGE DIRECTION</b>	

**CLIENT**  
LEGACY INC. & MGM VENTURES LTD.

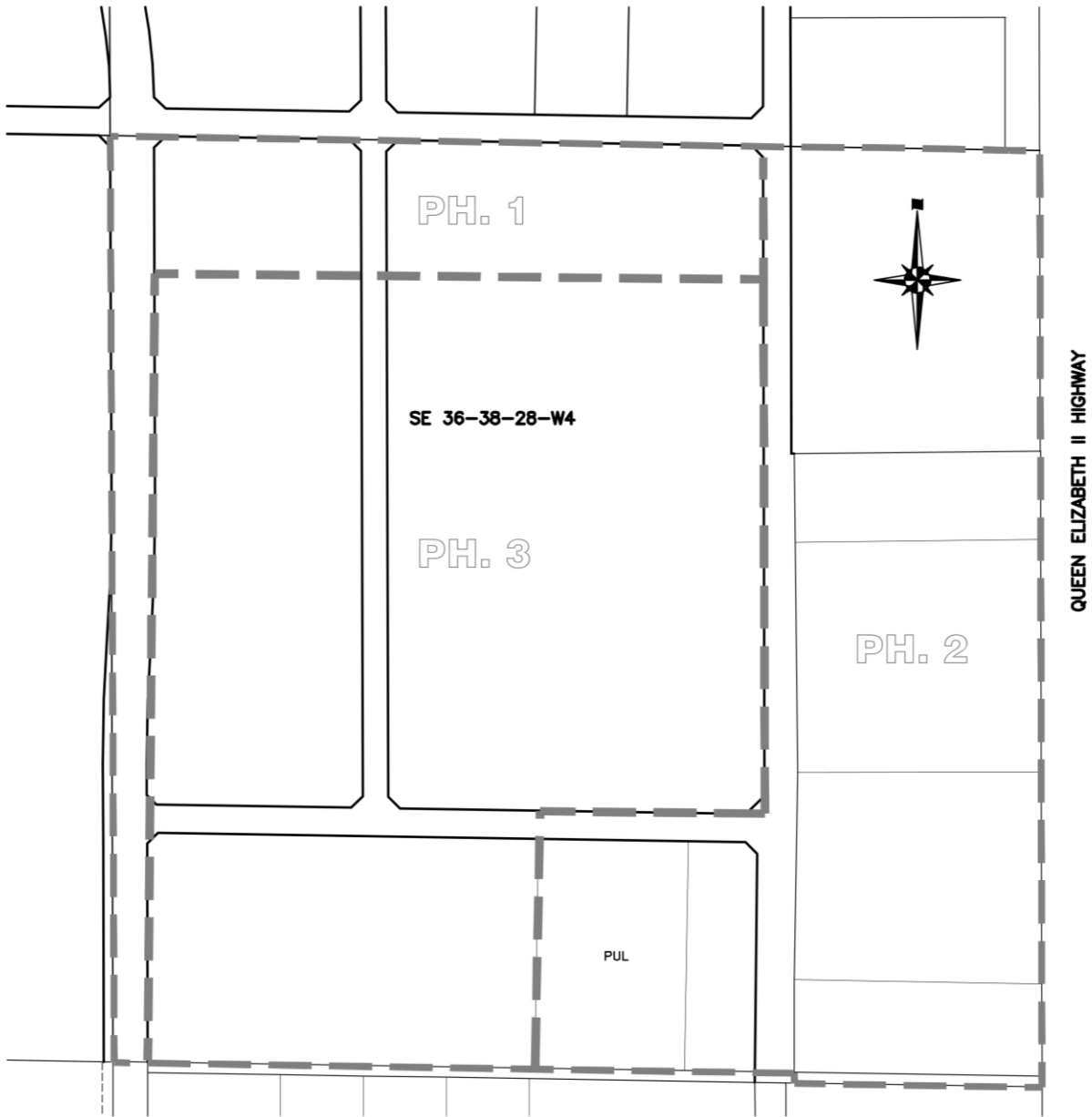
**PROJECT**  
QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

**FIGURE 6**

**FIGURE TITLE**  
STORM DRAINAGE  
SE 36-38-28-W4

**GENVAR PROJECT NO** 051-11038-00      **DATE** APRIL 2012





0 250  
SCALE: 1:5000

LEGEND

PHASE BOUNDARY - - - -

CLIENT  
LEGACY INC. & MGM VENTURES LTD.

PROJECT  
QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

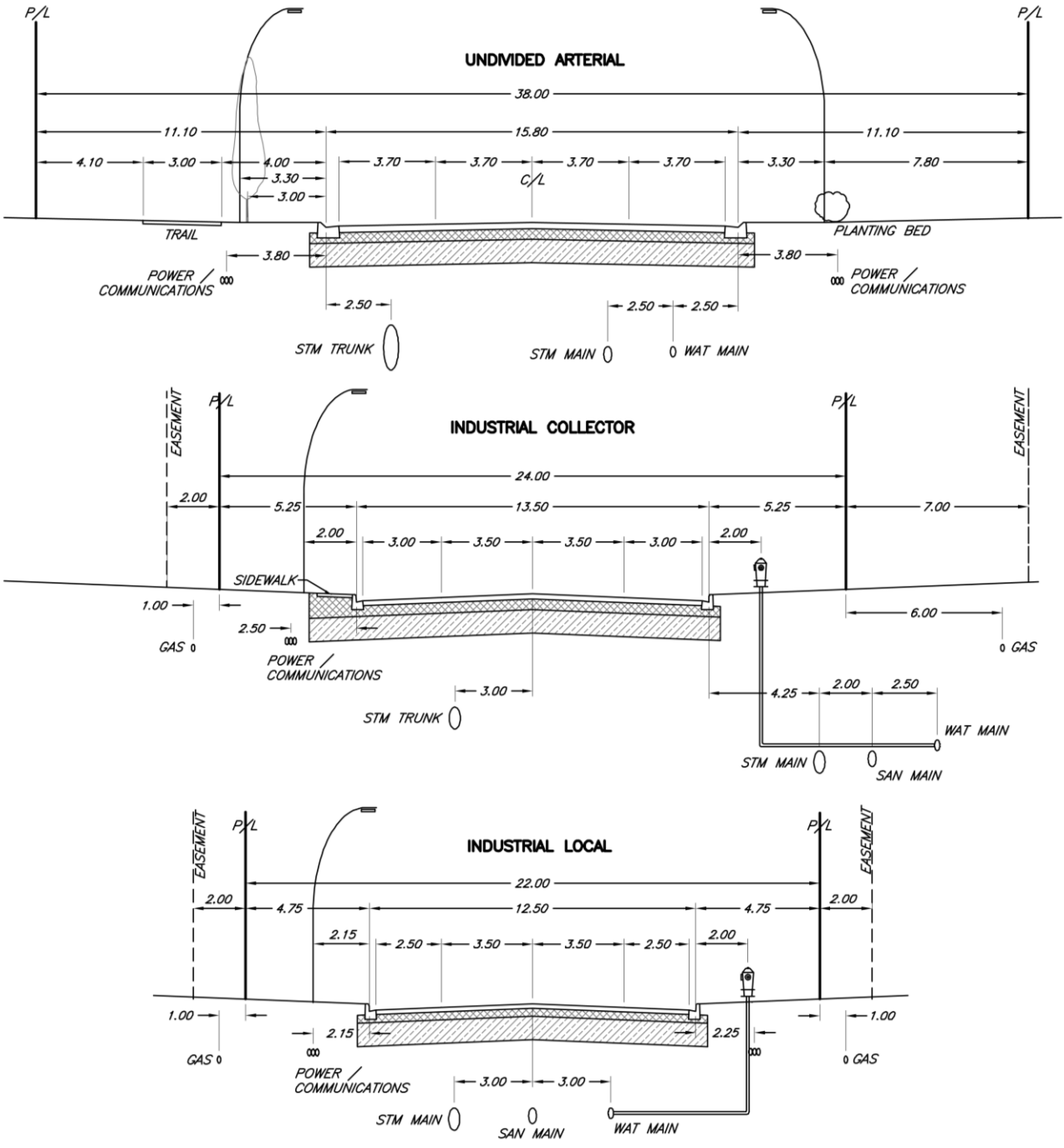
FIGURE 7

FIGURE TITLE  
DEVELOPMENT PHASING  
SE 36-38-28-W4

GENIVAR PROJECT NO DATE  
051-11038-00 APRIL 2012







CLIENT  
LEGACY INC. & MGM VENTURES LTD.

PROJECT  
QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 8

FIGURE TITLE  
TYPICAL ROADWAY CROSS SECTIONS  
36-38-28-W4

GENIVAR PROJECT NO. DATE  
051-11038-00 APRIL 2012





## **APPENDIX A**

---

### **Reclamation Certificates**

- **Reclamation Certificate No.  
31262**
- **Reclamation Certificate No.  
29472**



Land Conservation and Reclamation Council

3rd Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6

Telephone 403/427-6212  
Fax 403/422-8233

Pembina Resources Limited  
PO BOX 1948  
CALGARY AB T2P 2M7

RECLAMATION CERTIFICATE NO. 31262


Pursuant to Section 54 subsection (1) of the Land Surface Conservation and Reclamation Act this is to certify that the surface of the land held by Pembina Resources Limited

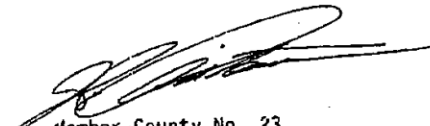
within SE Sec. 36 Tp. 38 Rge. 28 W4M

in connection with or incidental to Pembina et al Cygnet B-36-38-28 well, as shown outlined in yellow on the plan attached hereto, was found to be in a satisfactory condition.

Dated at *RED DEER*, Alberta

this *19th* day of *JULY*, 1994

  
Member-Environmental Protection

  
Member-County No. 23

Company/Agent:  
Pembina Resources Limited

Owner/Occupant:  
Mary Elizabeth Edgar

Section 84 of the Environmental Protection and Enhancement Act provides a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 11th Floor, Pacific Plaza, 10909 Jasper Avenue, Edmonton, Alberta T5J 3L9; telephone 427-6207; fax 427-4693.

Printed on Recycled Paper



**ENVIRONMENTAL LAW CENTRE**

204, 10709 - Jasper Avenue, Edmonton, AB T5J 3N3

Phone: (780) 424-5099 Fax: (780) 424-5133

E-Mail: [elc@elc.ab.ca](mailto:elc@elc.ab.ca) Home Page: <http://www.elc.ab.ca>

January 20, 2006

Our File: 006633

Ms. Suzanne Musolino  
Parkland Geo  
#8, 6150 - 46A Avenue  
Red Deer, AB T4N 7A3

Dear Ms. Musolino:

**RE: Search Requested - 04-36-38-28-4**

In response to your request of January 19, 2006, we have searched the Wellsite Reclamation Historical Search Service database for the following quarter section of land:

**W4-28-038-36 SW1/4**

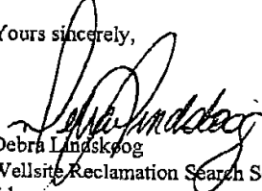
and can advise that as of today's date, the reclamation actions listed in the attached report have been issued under the "Alberta Environmental Protection and Enhancement Act" and its predecessor legislation, the "Land Surface Conservation and Reclamation Act", and the "Surface Reclamation Act" since 1963. This search is limited to the following reclamation actions: Reclamation Certificates (applied for, issued and cancelled); Reclamation Orders and Conservation and Reclamation Notices.

Information offered by the Wellsite Reclamation Historical Search Service is limited to wellsites, oil production sites, pipelines, compressor sites and some sand and gravel operations on Alberta private land, Special Areas Board land constituted under the "Special Areas Act" and Metis Settlements established under the "Metis Settlements Act". Not included are coal or oil sands mines or exploration sites.

These search results are based on information provided by Alberta Environment ("AENV"). AENV advises that they try to provide the best information possible. However, AENV advises that it cannot guarantee that the information provided is complete or accurate and that any person relying on these search results does so at their own risk.

Information about Environmental Protection Orders, Emergency Environment Protection Orders and Enforcement Orders issued under the "Alberta Environmental Protection and Enhancement Act" can be obtained by searching the Environmental Enforcement Historical Search Service database through the Environmental Law Centre.

Yours sincerely,

  
Debra Lindskog  
Wellsite Reclamation Search Service Coordinator  
/id  
Encl.

**ENVIRONMENTAL LAW CENTRE**

204, 10709 - Jasper Avenue, Edmonton, AB T5J 3N3

Phone: (780) 424-5099 Fax: (780) 424-5133

Home Page: <http://www.etc.ab.ca> E-Mail: [etc@etc.ab.ca](mailto:etc@etc.ab.ca)

**WELLSITE HISTORICAL SEARCH SERVICE**

Legal Description	Reclamation Certificate Action	Description	Company / Operator	Date Received	Status	Status Date
W4-28-038-36-S-06	Certificate: 29472	PEMBINA ET AL CYGNET 6- 36-38-28 WELL	Pembina Resources Limited	18-Sep-1995	Issued	23-Jul-1996

<p><b>Report Run:</b> January 20, 2006 11:16 AM</p> <p>Page 1 of 1</p>	<p><b>Report Issued:</b> Land Summary Report</p>	<p><b>Reclamation Certificate Codes:</b> Certificate: Reclamation Certificate Appeal: Appeal before the Environmental Board C/R Notice: Conservation and Reclamation Notice Order: Reclamation Order</p>	<p><b>Enforcement:</b> Environmental Protection Order or Emergency Environmental Protection Order or Enforcement Order</p>
--	--	--	--



ENVIRONMENTAL PROTECTION

Land Reclamation Division

3rd Floor, Oxbridge Place  
6820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6

Telephone (403)427-6212  
Fax (403)422-0080

RECLAMATION CERTIFICATE NO. 29472

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

July 23, 1996 (Date)

This certifies that the surface of the land held by Pembina Resources Limited

within S1/2 Sec. 36 Tp. 38 Rge. 28 W4M

in connection with or incidental to Pembina et al Cygnel 6-36-38-28 well, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this 23 day of July, 1996

[Signature]  
Inspector (s)

[Signature]

Operator/Agent:

Pembina Resources Limited  
PO BOX 1948, 707 - 8TH AVENUE SW  
CALGARY AB T2P 2M7

Owners/Occupants:

Marv Elizabeth Edgar  
Dennis Huettelshouser

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 8400, Alberta Treasury Branches Plaza, 6925 109 Street, Edmonton, Alberta T5K 2J6, telephone 427-6207 fax 427-4593

ADDENDUM ATTACHED:  YES  NO

Printed on Recycled Paper

**Pembina et al Cygnet 6-36-38-28**

**WELLSITE AND ACCESS ROAD**

SECTION

5 1/2 - SEC. 36 - TWP. 36 - RGE. 28 - W. 4 MER.

Elevation: W.C. of ground 1025.54  
 Co. side: Top of S.E. of N. 20' 51.38  
 785.95 N of S. 20' 51.38

Area	Measure	Area
S. 1/4 - 36 Within	1.21 Mc	2.99 ac
A.C. Road	0.00 Mc	0.02 ac
S.E. 1/4 - 36 A.C. Road	1.21 Mc	2.93 ac
Total	2.42 Mc	6.00 ac

Scale: 1:5000  
 Datum: Average Survey Control Monument  
 700,427.1 (Elev. 932.33)

**NOTES**  
 - Survey monuments found which had  
 - Survey monuments found which had  
 - Survey monuments found which had  
 - Survey monuments found which had

**PEMBINA RESOURCES LIMITED**

